

James B. Wickes House
26 Pearl Street
Vicinity of Kingston
Ulster County
New York

HABS No. NY 3103

HABS
NY
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26-

PHOTOGRAPHS
WRITTEN HISTORIC AND DESCRIPTIVE DATA
District 3 of New York

Historic American Building Survey

Prepared by Washington Office

James B. Weeks House (House at 26 Pearl Street)
26 Pearl Street
Kingston
Ulster County.
New York

HABS No. NY-3103

Addendum to

House at 26 Street
Kingston
Ulster
New York
in HABS Catalog (1941)

HABS
NY
56-KING
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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. NY-3103

JAMES B. WEEKS HOUSE

Location: 26 Pearl Street, Kingston, Ulster County, New York.
Latitude: 41° 55' 55" Longitude: 74° 01' 01"

Present Owner
and Occupant: Mrs. Parker K. Brinnier.

Present Use: Apartment house.

Significance: This excellent example of a Greek Revival "Country Villa" is found frequently illustrated in the major architectural pattern books of the nineteenth century.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The house was built circa 1839. On May 1, 1840 James B. Weeks sold an earlier house and part of the lot (liber 56, page 604) that he had bought in 1837. Presumably he had then completed his new house on the remainder of the lot.
2. Architect: Unknown.
3. Original and subsequent owners:

1837	Deed: 27 April 1837, Recorded: 18 September 1837 liber 49, page 399 David Traver, Ann Traver, his wife, to James B. Weeks
1843	Deed: 20 May 1843, Recorded: 23 May 1843 liber 60, page 203 James B. Weeks, Helen Weeks, his wife, to The Kingston Bank
1855	Deed: 26 September 1855, Recorded: 2 October 1855 liber 94, page 216 The Kingston Bank to William F. Romer
1867	Deed: 1 May 1867, Recorded: 1 May 1867 liber 142, page 634 William F. Romer, Jane R. Romer, his wife, to John C.F. Hoes

- 1883 Will written: 28 March 1882, Recorded: 31 May 1883
liber W of wills, page 531
John C.F. Hoes, deceased, to Lucy Maria Hoes, his wife;
on her death to his daughter
Mary S. Hoes
- 1886 Deed 7 May 1886, Recorded 24 May 1886
liber 265, page 70
Harriet S. Seymour, H. Seymour, her husband, to Mary S. Hoes
- 1898 Will written: 13 March 1886, Proved: 21 November 1898
liber 5 of Wills, page 83
Lucy Maria Hoes, deceased, to Harriet S. Seymour and Mary S. Hoes,
her daughters
- 1925 Mary Hoes Burhans died 25 March 1924
- 1924 Deed: 29 May 1924, Recorded: 18 July 1924
liber 505, page 117
Marie S. Baker, Harriet S. Dobbins, Isabel D. Hoes,
Gouverneur Hoes, Lawrence G. Hoes, John Paul Hoes and
Helen Hoes, his wife - the heirs of Mary Hoes Burhans,
deceased, to Parker K. Brinnier
- 1929 Will written: 4 September 1926, Proved: 15 April 1929
liber 13 of Wills, page 255
Parker K. Brinnier to
Ruth C. Brinnier, daughter
John V.E. Brinnier, son

4. Builder, contractor, suppliers: Not known.
5. Original plan and construction: Since the house was built, its front facade has been having a one-story appearance. It is actually a two-story building and its three large door-sized openings contribute to that appearance. The house was originally a cross-shaped building, consisting of two rooms on the west side with a hall running front to back on the east side. Each side of the central block was flanked by a wing, each consisting of one room.
6. Alternations and additions: The two-story brick addition with a brick chimney on the southeast corner was added sometime later in the nineteenth century. Also, at about the same time, a bay window on the east side of the house was added.

Mrs. Brinnier, the present owner, had the building converted into three apartments. This resulted in cutting off the main hall for a bathroom, dividing both side wings with walls and adding a partition wall at the top of the stair well.

Also, a small concrete terrace was built adjoining to the southwest rear porch. The original rear door was replaced with a window. It is not known when these additions were made.

b. Historical Events and Persons Connected with the Structure:

The Reverend John C.F. Hoes, a prominent minister of the Reformed Dutch Church, moved into the house after his retirement in 1867, and lived there until his death in 1883. At that time the house was known as "The Columns", and was painted a dark color with light trim.

C. Bibliography:

a. Primary and unpublished sources:

Deeds, County Clerk's Office, Ulster County Office Building, Kingston, New York.

Wills, Surrogate's Office, Ulster County Office Building, Kingston, New York.

Interview with Mrs. Parker K. Brinnier, owner of the house, 26 Pearl Street, Kingston, New York.

b. Secondary and published sources:

DeLisser, R. Lionel. Picturesque Ulster, volume 3. Kingston, New York: 1896.

Prepared by: William C. Badger
Historian
Historic American Buildings Survey
Summer 1972

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The building is an excellent example of Greek Revival architecture with Doric tetrastyle porticoes and side wings.
2. Condition of fabric: The over-all condition of the house is good.

B. Description of Exterior:

1. Over-all dimensions: The house measures 49'-4" (three-bay front) x 45'-10", which includes an original one-story wing on either side, and is two stories with a basement. The east side has a two-story addition to the south of the original wing and a bay window addition near the northeast corner of the same wing.
2. Foundation: The house sits on brick and stone foundation.
3. Wall construction, finish and color: The outside walls are brick with stucco on the front and sides. There are wooden pediments on the front and back. The basement above the ground has brick walls that are stuccoed and scored to look like stone.
4. Structural system, framing: Wood interior framing supports the building.
5. Porches: There are Greek tetrastyle porticoes on the front and back. The fluted Doric columns on the front are wood. The porch and the steps which extend the length of the front portico are stone. The rear portico is similar and consists of a large bluestone slab with two square unfluted wood columns. The sides of the rear portico are held up by the west wing and southeast addition. The rear bluestone steps are found in the middle bay. Fixed louvers in the rear porch are dropped from the entablature to hide the vertical portion of a dropped roof. A small concrete terrace was added later to the southwest side of the rear portico.
6. Chimneys: Three original brick chimneys with cast-iron pots are found in the main block of the house. A newer brick chimney is in the southeast addition.
7. Openings:
 - a. Doorways and doors: The main entrance is in the left bay of the front portico. It is set in a Greek molding with a shouldered architrave and rosettes along the sides.

The door is paneled and has its original hardware. The principal rear door has similar molding, but it is much more simple in design and does not have rosettes. The door frame still has its original design, but the door has been replaced with a window.

- b. Windows and shutters; There are wooden double-hung windows in the main block with full length Greek moldings similar to the molding of the front door. These windows have nine-over-nine light sash. The windows in the original wings have double-hung single pane lights. The basement windows are three lights in front and three-over-three light wooden sash in the rear. The entablature below the roof has casement windows which are used in place of triglyphs. Underneath these windows are wooden guttae. The front windows of the main block have full length shutters with wooden louvers.

8. Roof:

- a. Shape, covering: A gable roof shelters the main block which has pediments in the front and rear, and is covered with seamed tin. The original wings have modified hipped roofs which are covered with seamed tin.
- b. Cornice: The cornice is a full entablature on the main block of the building. The second-story windows take the place of the triglyphs in the design of the entablature and the guttae drop down under them in the same way they would traditionally do under a Greek frieze.

C. Description of Interior:

1. Floor plans:

- a. Basement: The front of the basement level of the house consists of a large room reached by stairs from the upstairs hall. This room is as wide as the entire main block of the building and approximately one-half the depth. Two doors placed very close together in the southeast corner of the building lead to a room under the east wing and to a hallway which leads outside. To the west of the hallway there is a room which covers the rest of the portion of the main block. This particular room is now being used for mechanical equipment. The west wing is all one room at this level. The east wing is a series of closet and storage spaces on the north side and on the south the east wing room leads into a square room in the addition. The room appeared to have been a kitchen at one time.

- b. First floor: The first floor appears typical of the local Greek Revival house in that it has a door on the easternmost side of the three front bays. This door leads from the outside portico to a stairhall which once ran from front to back of the main block. Large, almost square double parlors line the hall on the north and south and are themselves connected by a large opening which has sliding doors covered by a modification of the original casement. These parlors take up the rest of the main block. The rear portion of the hall has been made into the bathroom of the west apartment. The doors on either side of the fireplace in the south parlor lead to the kitchen and a bedroom, both of which are located in the west wing. The east wing has been remodeled to include a sitting room with a large, east bay window, and a bath and a dressing room for the east apartment. The kitchen of this apartment is in the southeast addition. The kitchens of both apartments face each other on opposite ends of the rear porch. A new porch of poured concrete extends from the rear porch near the southwest corner of the building.
- c. Second floor: The second floor of the house consists of an apartment which includes the entire floor area of the main block. The stair hall has been divided into two rooms front and back. The south room served as a kitchen. Two identically sized large rooms open westward from the modified stair hall and are presently used as a bedroom and sitting room for the apartment. To the south of the bedroom are bathroom and closet spaces. The area under the front portico is attic space. A bedroom is located in the southeast addition and is connected with the east apartment by stairs to its kitchen.
2. Stairways: The principal stair in the hall is an open-well, open string stair with slender balusters, and a heavy, fluted newel posts. It has a molded handrail. The stairway to the cellar is similar. There is a stair from the kitchen of the southeast addition to the second floor bedroom that is completely enclosed.
3. Flooring: Most areas have been covered with modern tongue-and-groove hard wood flooring, however, the original flooring is still intact underneath. The first floor double parlors are covered with wall-to-wall carpeting. The second floor has tile and linoleum covering in the rooms.

4. Wall and ceiling finish: The walls are wood lath and plaster with wallpaper coverings. The parlor ceilings have molded cornices.
5. Doorways and doors: The paneled wooden doors have doorways with shouldered architraves or carved corner blocks. The architraves are slightly pedimented. The entry hall to the parlor doors and the large doorway which connects the north and south parlors are Greek encasements and once contained sliding doors. The north-south parlor doors are still intact within the walls.
6. Decorative features and trim: There are cast-iron escutcheon mounts for chandeliers in the stair hall and in both parlors.
7. Hardware: Simple metal plated hardware survives on the front door and most of the principal interior doors.
8. Mechanical equipment:
 - a. Heating: There are fireplaces with simple Greek Revival marble mantels in the parlors. In the sitting room of the east apartment there is a stone mantel treated to simulate marble.
 - b. Lighting: Most lighting is modern incandescent. The front hall contains the original Empire chandelier which has been wired for electricity. Two similar, but larger and more elaborate chandeliers which once hung in the original parlors are stored loose in the basement.

D. Site:

1. General setting: The house faces north in the middle of the block of Pearl Street between Clinton Avenue and Fair Street.
2. Outbuildings: There is a new garage on the south end of the lot.
3. Drive: An asphalt parking lot has been constructed to the rear (south) of the house and extends to the street, passing east of the house.

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PART III. PROJECT INFORMATION

The project was undertaken by the Historic American Buildings Survey (HABS) under joint sponsorship of the National Park Service and the Kingston Historic Landmarks Preservation Commission with financial assistance from the New York Council on the Arts. Measured and drawn during the summer of 1972 under the direction of John Poppeliers, chief of HABS and under the supervision of Roy Eugene Graham (University of Texas at Austin) by student architects Philip D. Ward (University of Washington), A. Carol Boerder (University of Texas at Austin), M. Morgan Gick (University of Notre Dame), and Stephen O. Fildes (Texas Tech University). The drawings were edited in December 1972 by architect John Burns. The written architectural and historical data was prepared by William C. Badger (University of Pennsylvania), the project historian, and edited in January 1980 by Susan McCown, a historian in the HABS office. The photos were taken in August 1973 by Jack E. Boucher of HABS staff.